

Pelican Strand Association, Inc. Landscaping Responsibilities

It is the responsibility of each homeowner to maintain their property in first class condition and appearance (Reference 6.17 of the Declaration of Covenants and Restriction of Pelican Strand). To assist in that endeavor, Pelican Strand contracts with a landscaping service provider to provide generic services for all homes in Pelican Strand.

The purpose of this document is to identify the responsibilities of BrightView, our current landscaping services provider, and the responsibilities of each homeowner. This identification of responsibilities is based on the current contract between Pelican Strand and BrightView, our current landscaping services provider.

The following are responsibilities of BrightView for each home in Pelican Strand:

Lawn Maintenance:

- 1) Mowing, trimming and edging of lawn
- 2) Fertilization
- 3) Pre-emergent weed control
- 4) Post-emergent weed control
- 5) Insect control
- 6) Disease control

Shrubs and Bed Maintenance:

- 1) Trim bushes and shrubs
- 2) Spray for weeds in beds
- 3) Fertilization
- 4) Post-emergent weed control
- 5) Disease control
- 6) Insect control
- 7) Mulch (bi-annually, during homeowner sign up)

Tree Maintenance:

- 1) Removal of dead or yellow fronds from palms (including robellini) up to 12 ft - during general maintenance.
- 2) Tall palms over 12 ft require a cherry picker and are done once each year.
- 3) Palms over 12 ft in height, only low hanging branches that present a hazard to pedestrian or vehicle traffic will be trimmed during normal maintenance.

Irrigation Maintenance:

- 1) Irrigation systems are inspected monthly and required repairs may be completed at that time.
- 2) Pelican Strand is responsible for the cost of replacing broken sprinkler heads on the irrigation system.

The following are responsibilities of each homeowner in Pelican Strand:

Maintenance:

- 1) Many factors affect the condition of a homeowners landscaping. Such factors include water frequency and amount, topography of the property, sun, shade, etc. BrightView's maintenance services and application of fertilization, weed, insect and disease control are generic for all of Tampa Bay. It is not customized to meet a particular homeowner's landscape. Problems may arise where the homeowner must seek and pay for other solutions to best address their particular landscaping needs.
- 2) If a problem occurs in between Brightview maintenance services, or if the homeowner did not receive a specific service, the homeowner must notify the Landscape Committee via a Landscape Request.

Irrigation:

- 1) The homeowner is responsible for the cost of any repairs (other than sprinkler heads) to the irrigation system.
- 2) The homeowner is responsible for having power to the irrigation control box and leaving the irrigation system on the scheduled watering date and time. Proper watering is essential in Florida and therefore it is advised to keep the irrigation system on the proper schedule and in good working order.
- 3) If a problem occurs between Brightview irrigation inspections, the homeowner must notify the Landscape Committee via a Landscape Request.

Important facts:

Pelican Strand has a **maintenance contract, not a preventative maintenance contract** with BrightView. This means it is the homeowner's responsibility to report any issues with their lawn, shrubs, plants, trees, etc and also issues with their irrigation system. BrightView **does not** monitor the homeowner's lawn, shrubs, plants or trees.

To report an issue, complete a Landscape Request Form, available on the pelican-strand.org website under the Landscape Committee. The form may be completed online, downloaded, and emailed to the Landscape Committee as indicated on the form. If the form cannot be completed online, print the form and deliver to the address noted on the website. Refer to Pelican Strand Association Landscape Process document for further details and information.

The Landscape Committee does **NOT** handle tree removal requests. Those requests are handled through the Architectural Control Committee (ACC).

Based on Pelican Strand's Covenants and Restrictions (C&R's) Section 6.17 and the First Amendment, Section 3.13 (which were established by the Developer) the Association is **not** responsible for replacing any lawns, shrubs, plants or trees. BrightView is **not** responsible to replace any lawns, shrubs, plants, trees based on the contract with Pelican Strand.